



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR ACTIONS

MAY 15, 2008

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

10:00 A.M.

MC

**CONT TO AN
OPEN DATE**

**VARIANCE, CRAIG HILT (PVAAT20080229)
CEQA EXEMPTION 15305**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Craig Hilt, for the approval of:

- A Variance to the front yard setback requirement of 50' from edge of easement of Ridgeview Road to allow for a setback of 30' from edge of easement in order to bring an existing single family residence into compliance. The applicants are also requesting a Variance to the west side yard setback requirement of 30' from property line to allow for 15' from property line in order to construct an approximately 800 square foot garage.

The project is located on a 20 acre parcel on the north side of Ridgeview Road, approximately a third of a mile from the intersection of Sequoia Way and Ridge View Road in the Foresthill area. The project site is zoned RF-B-X-20 ac. min. (Residential Forest combining Building Site Size of 20 acres minimum). The Assessor Parcel Number is 064-141-034.

10:15 A.M.
RS
**TAKEN UNDER
ADVISEMENT**

**MINOR USE PERMIT, AUBURN OUTBOARD MARINE/AR ASSOCIATES
(PMPBT20080208)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from AR Associates on behalf of Auburn Outboard Marine, for the approval of:

- Outdoor vehicle (boat) storage.

The project is located on a 1.19 acre parcel on the west side of Boyington Road, approximately ½ mile northeast of the intersection of King Road (3320 Boyington Road) in the Loomis area. The project site is zoned C1-UP-Dc (Neighborhood Commercial combining Use Permit required combining Design Scenic Corridor). The Assessor Parcel Number is 043-071-007, 008. The Zoning Administrator will consider adoption of a Categorical Exemption.

10:30 A.M.
GH
APPROVED

MINOR USE PERMIT, STEVE BECKER (PMPC20080145)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Steve Becker, for the approval of:

- A Minor Use Permit to allow for construction of a garage prior to construction of a single-family dwelling.

The project is located on a 2.6 acre parcel at the west terminus of Red Deer Court (3073 Red Deer Court), approximately one-half mile south of Dry Creek Road in the Windsong Estates subdivision in North Auburn. The project site is zoned RS-AG-B-100 (Residential Single Family combining Agricultural combining Building Site Size of 2.3 acres minimum). The Assessor Parcel Number is 076-470-005. The Zoning Administrator will consider adoption of a Categorical Exemption.

10:45 A.M.
GH
**TO BE
RESCHEDULED**

**MINOR USE PERMIT, AUBURN MANOR HOLDING CORP.
(PMPAT20080197)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Auburn Manor Holding Corp., for the approval of:

- Conversion of an existing building to office space. As proposed, the project would allow for the use of the structure for meeting rooms, administration and counseling offices for the Substance Abuse, Growth and Recovery Institute, Inc., dba Eagle Recovery Programs and Transition Homes.

The project is located on a 5,772 sq. ft. parcel on the north side of Shale Ridge Lane, approximately ¼ mile east of the intersection of Hwy. 49 (12125 Shale Ridge Lane) in the Auburn area. The project site is zoned INP-Dc (Industrial Park combining Design Scenic Corridor). The Assessor Parcel Number is 052-010-010. The Zoning Administrator will consider adoption of a Categorical Exemption.

11:00 A.M.

GH

1:30 P.M.

APPROVED

WAIVED TIME

VARIANCE, BOB HICKS (PVAAT20080110)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Bob Hicks, for the approval of:

- A Variance to the front setback requirement of 75 feet from the centerline of a private road easement (Scofield Road along the south front property line) to allow for the construction of a 1,200 square foot detached garage at 40 feet from centerline of the road easement.
- A Variance to the front setback requirement of 50 feet from property line to allow for the detached garage to be constructed at 30 feet from the front (east) property line.

The project is located on a 2.8 acre parcel on the west side of Bean Road, approximately 1,000 feet south of the intersection of Bean Road and Kemper Road (2435 Bean Road) in the Auburn area. The project site is zoned RS-AG-B-40 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 sq. ft. minimum). The Assessor Parcel Number is 051-090-039. The Zoning Administrator will consider adoption of a Categorical Exemption.

11:30 A.M.

SB

APPROVED

WAIVED TIME

VARIANCE, BRYAN BURNS/KAHN (PVAAT20080183)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Bryan Burns on behalf of Philippe & Sonia Kahn, for the approval of:

- Applicants request approval for encroachment of a new deck, retaining wall, and covered ramp into the rear setback approximately 0' from property line where a setback of 10 feet would normally be required. Applicants request this deck in order to install a Swimmex 600 (8 foot x 18 foot crosscurrent) Pool for the health benefit/therapy of the owners, and the covered ramp is for the convenience, accessibility, and future needs of the elder residents.

The project is located on a .272 acre parcel on the south side of Sierra Crest Trail, approximately .8 mile south of the intersection of Squaw Creek Road and Mountain Links Way (396 Sierra Crest Trail) in the Olympic Valley area. The project site is zoned HDR DF=20 (High Density Residential, Density Factor 20 bedrooms per acre). The Assessor Parcel Number is 096-580-010. The Zoning Administrator will consider adoption of a Categorical Exemption.